BILL GARRETT, Davidson County
Trans:T20170015961 DEEDQC
Recvd: 02/23/17 10:15 2 pgs
Fees:12.00 Taxes:0.00
20170223-0018127

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Eric Marksbury and Tiffanie L. Marksbury, husband and wife	(NAME) New Owner	091-010B/001.00CO
(STREET ADDRESS) 6213 A Louisiana Avenue		
(CITY) (STATE) (ZIP) Nashville, TN 37209	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged ERIC MARKSBURY, Grantor, does hereby quitclaim and convey unto ERIC MARKSBURY AND TIFFANIE L. MARKSBURY, HUSBAND AND WIFE, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 6213 Louisiana Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6213 Louisiana Cottages, a Horizontal Property Regime with Private Elements, according to the Master Deed of record in Instrument # 20150503-0018145, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6213 Louisiana Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150303-0018145, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copies herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Eric Marksbury, unmarried from Blackacre Associates, LLC, a Tennessee limited liability company by Deed dated March 21, 2016, as Instrument No. 20160328-0028517, in the Register's Office for Davidson County, Tennessee.

The property address is: 6213 A Louisiana Avenue, Nashville, TN 37209.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 17 day of ~~January~~ February, 2017.

Affiant

My commission expires: 3/26/17
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 17 day of January, 2017.

Eric Marksbury

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 17 day of January, 2017, before me personally appeared Eric Marksbury, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 17 day of January, 2017.

Patricia B Kennedy
Notary Public

November 5, 2018
My Commission Expires:

